

Our ref: J033186

London Borough of Camden
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

17 February 2015

Dear Sir/Madam

**Application for Prior Notification of Proposed Development under Class J, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995
Change of use to a use falling within Class C3 of the Schedule to the Use Classes Order from a use falling within Class B1(a) of that Schedule**

309 and 311 Kentish Town Road, London, NW5 2TJ

GL Hearn are instructed by our client Create REIT Ltd to advise on the above premises at 309 and 311 Kentish Road, and to submit this Prior Notification application for the change of use of the first, mezzanine, second and third floor levels from a B1(a) office use to 3no. self-contained flats (use Class C3).

It is important to note that the change of use only relates to property 309 Kentish Town Road and that it is access only that is taken from 311 Kentish Town Road via a private entrance.

Accordingly please find enclosed the following:

- Completed application form
- Site location plan – 20313_01
- Existing office and proposed residential accommodation layout drawings, prepared by Fresson & Tee:
 - Existing Part Ground and Mezzanine Floor Plans – 22595-01
 - Existing First Floor Plan – 22595-02
 - Existing Second Floor Plan – 22595-03
 - Existing Third Floor Plan – 22595-04
 - Proposed Part Ground and Mezzanine Floor Plans – 22595-P01 Rev A
 - Proposed First Floor Plan – 22595-P02 Rev A
 - Proposed Second Floor Plan – 22595-P03 Rev A
 - Proposed Third Floor Plan – 22595-P04 Rev A
- Planning Statement (within this letter)

Background

The site is located on the west side of Kentish Town Road and is located within Kentish Town Centre.

The ground floor of the building is currently trading as a Costa Coffee Shop with the upper floors most recently being occupied by office accommodation as identified on the Valuation Office Agency website. Pedestrian access to the upper floors of the premises is off Kentish Town Road from a private access door.

The upper floors, within the near vicinity, on Kentish Town Road are occupied by a mix of office and residential accommodation.

Proposal

The proposal is to change the use of the office building from use class B1(a) to 3no. self-contained flats (use Class C3) at 309 Kentish Town Road.

The proposed scheme is to provide the following accommodation:

- 1 x two bedroom flat
- 2 x studio flats

The development is in a Town Centre location where residential accommodation on upper floors is not uncommon. In addition, the ground floor will still have an active frontage facing onto Kentish Town Road and therefore the vitality and viability of the Town Centre will not be negatively impacted on.

Access to flats will be taken from a private door on 311 Kentish Town Road, also owned by the applicant. No change of use of floorspace will take place at 31 Kentish Town Road.

Accompanying this application are proposed layout plans of each floor, however the council will be aware that as the Council is only determining the principle of the use, the internal layout should not be of interest and is not subject to approval. Likewise there is no need to submit elevations to support the proposals for a number of reasons, the first being there are no proposed changes to the elevations, and second the council is only determining the principle of the Prior Notification and not any alterations which if proposed would be subject of a separate planning application.

Matters to address

As part of any Prior Notification submission it is necessary to submit information on Transport, Contamination and Flood Risk and to either include an assessment of impacts or risks, or a statement as to why an assessment is not necessary. These matters are each addressed below.

Transport

The site is located in a Town Centre location in close proximity to the underground, the overground and numerous bus services. It can be confirmed that the site benefits from a PTAL rating of 6a.

Therefore, it can be concluded that the site is in a highly accessible location, which is well served by public transport, and consequently it is considered that there is no need to provide any further transport information or assessment.

Contamination

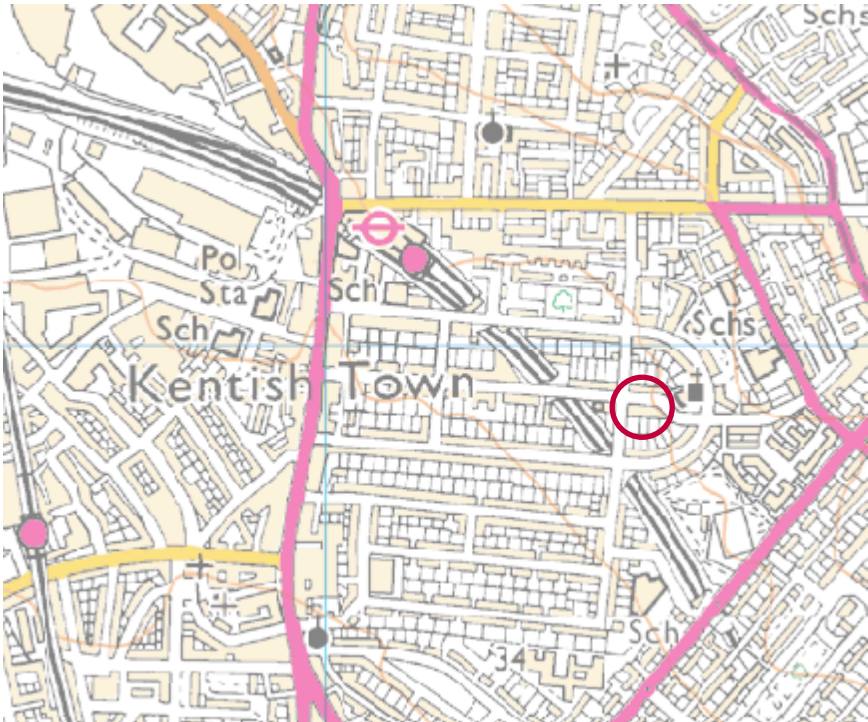
The proposal seeks to utilise the existing building. Accordingly no ground works will be undertaken.

Flood Risk

Having reviewed the Council's Flood Risk Management Strategy it can be concluded that the site will be not be at risk from flooding as it is not noted as a location at risk of flooding.

Having reviewed the Environment Agency web site it is clear that the site is not at or near an area of risk of flood from rivers or the sea (Figure 1 below). As such it is considered that there is no requirement to submit any more details or assessment on flood risk.

Figure 1: Environment Agency Flood Map



Summary

Given the above and enclosed it is considered that there is no reason for the Council to not give Prior Approval to allow the change of use of the unit falling within use class B1(a) to use class C3 to provide 3no. self-contained flats. The submission complies with the limitations of Class J Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

Should you have any queries or comments or require any further information please do let me know in the first instance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D Brown'.

David Brown
Associate Planning Director

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